

# Crawford County Commissioners

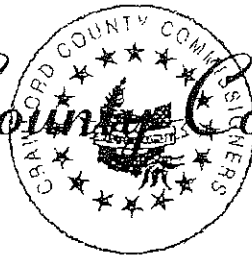
Commissioners

**Mo Resslerat****Jenny Vermillion****Douglas J. Weisenauer**

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Administrative Assistant

**Julie L. Bell**

Clerk

**Barbara A. Leuthold**

November 28, 2012

Mr. Don West  
 Environmental Management Support, Inc.  
 8601 Georgia Avenue, Suite 500  
 Silver Spring, MD 20910  
 Phone: (301) 589-5318

Re: Application/Proposal  
 \$200,000 USEPA Assessment Grant – Hazardous Substances  
 Crawford County, Ohio

Dear Mr. West:

Crawford County, Ohio is submitting the enclosed application for a Community-Wide Hazardous Substances Assessment Grant in the amount of \$200,000. The Assessment Grant will allow Crawford County to address the threats brownfields pose to the health and welfare of its residents and natural resources; restore properties to productive, job-creating, tax-generating uses; and protect agricultural, open space, waterways, and greenspace in the County.

Crawford County is a predominantly rural County located in north-central Ohio. By the 1900's, manufacturing firms made their homes in the County's three largest communities, the cities of Bucyrus and Galion, and the village of Crestline. Most of these facilities were surrounded by the residential neighborhoods that provided their workforces and many were located near the County's major waterways, the Sandusky River and the Olentangy River. As Ohio's economy declined, many manufacturers in Crawford County ceased operations, resulting in heavy job losses, a decreasing tax base, and numerous brownfields. Between 2000 and 2011, Crawford County lost over 3,800 private sector jobs (*Ohio Labor Market Information, Employment and Wages by Industry, Crawford County, 2000-2011*). Lost tax revenue and rising poverty rates accompanied the job losses. With no post-secondary education schools in the County, the loss of manufacturing jobs has hit Crawford County especially hard. Many Crawford County families relied on skilled manufacturing jobs for financial survival and replacement jobs are often lower paying service sector jobs.

These dire economic conditions leave no money for brownfields, yet redevelopment of brownfields holds the promise of helping to revitalize Crawford County's economy by attracting new businesses and jobs. Crawford County's Comprehensive Plan identifies creating a prosperous economy and vibrant communities as two primary goals. The County sees redeveloping brownfields as an essential step in achieving these goals.

Crawford County will use the Assessment Grant to incentivize redevelopment of brownfields that are impacting the health and welfare of residents and degrading the quality of the County's waterways. The brownfield redevelopment will reuse existing infrastructure, reduce urban sprawl, promote sustainable building practices and resource management, create additional greenspace, and preserve agricultural land.

The following applicant information was requested as part of the Grant Application:

- a. Applicant Identification: Crawford County, 112 East Mansfield Street, Bucyrus, Ohio 44820
- b. Dun and Bradstreet (DUNS): 07-454-9189
- c. Funding Requested:
  - i. Grant type: Assessment
  - ii. Amount: \$200,000
  - iii. Contamination: Hazardous Substances
  - iv. Community-wide
- d. Location: Crawford County, Ohio
- e. Not a site-specific proposal
- f. Contacts:
  - i) Project Director:  
Mr. Michael R. McBeth, AICP, Director  
Crawford Regional Planning Commission  
112 East Mansfield Street, Suite 207, Bucyrus, Ohio 44820  
Ph. (419) 562-8566, Email: [rpc@crawford-co.org](mailto:rpc@crawford-co.org)
  - ii) Chief Executive/Highest Ranking Elected Official:  
Mrs. Jenny Vermillion, President  
Crawford County Board of Commissioners  
112 East Mansfield Street, Suite 304, Bucyrus, Ohio 44820  
Ph. (419) 562-5876, Email: [commissioners@crawford-co.org](mailto:commissioners@crawford-co.org)
- g. Date Submitted: November 29, 2012
- h. Project Period: Three years from the date of the cooperative agreement.
- i. Population: 43,784 (2010 U.S. Census)

Sincerely,



Mrs. Jenny Vermillion  
President, Crawford County Board of Commissioners

Distribution: Ms. Deborah Orr, EPA Region 5 (one photocopy)

## FY 2013 UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) BROWNFIELDS HAZARDOUS SUBSTANCES ASSESSMENT GRANT APPLICATION

### RANKING CRITERIA FOR ASSESSMENT GRANTS

#### 1. Community Need

Crawford County (the County), is a predominantly rural county located in north-central Ohio. While the County is heavily rural, its three largest communities, Bucyrus, Galion, and Crestline, have been home to numerous foundries, machine shops, hose makers, boat builders, and heavy equipment manufacturing firms. Most of these facilities were surrounded by the residential neighborhoods that provided their workforces. As many of these manufacturing firms ceased operations, Crawford County witnessed declines in population and operational businesses concurrently with rises in unemployment, poverty and drug abuse, especially over the past decade. Rather than to continue to watch economy and quality of life decline, Crawford County residents decided to create a new vision for the County. The product of their input was a community-driven vision, the *Crawford 20/20 Vision* (Comprehensive Plan), with four primary goals: 1) create a prosperous economy; 2) enhance the County's educational system and postsecondary education opportunities; 3) create vibrant communities; and 4) support the County's ability to be safe and drug-free. The County identified redevelopment of brownfields as a necessary step in achieving those goals.

**a. Health, Welfare, and Environment:** Many of the initial manufacturing facilities that were constructed in Bucyrus, Crestline, and Galion, were constructed at a time when industrial facilities were the focal point of communities. Over 100 years of industrial operations have created numerous brownfields that cumulatively impact the health and welfare of these communities. With an Assessment Grant, the County can determine the extent of brownfields contamination and conduct cleanup planning to control contaminant migration, protecting and improving the health and welfare of Crawford County residents.

(i) The County identified two health and welfare concerns related to brownfields. The first is the number brownfields located near sensitive populations. During a reconnaissance of major roads in the County, over 60 more potential brownfields (auto body shops, dry cleaners, machine shops, manufacturing plants, and junkyards) were identified. Over 90% of these sites are located within or near residential neighborhoods. The County has identified several priority brownfields on which it will focus Assessment Grant funds. These sites were identified based on size, location, and high potential for contamination. The following table lists the potential health effects associated with these priority brownfields and the impacted sensitive populations. Demographic data are discussed in Section 1.b.

|  |  |  |
|--|--|--|
| <b>Former Swan Rubber</b><br>(Bucyrus - Census Tract 9745)<br>(2.2 acres)  | asbestos, volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs) | cancer, respiratory problems, anemia/bone marrow problems, nerve damage, liver/kidney damage |
| <i>Residential neighborhood, near downtown business district, less than 800 feet from Bucyrus Public Library, less than 600 feet from the Sandusky River</i> |  |  |



| Site Location/Size  | Contaminants                             | Health Effects   |
|---|--|--|
| <b>Ohio Locomotive Crane</b><br>(Bucyrus-Census Tract 9746)<br>(20 acres)   | VOCs, PAHs,<br>metals, lead              | respiratory problems, anemia/bone marrow problems, nerve damage, liver/kidney damage, birth defects, miscarriage         |
| <i>Residential neighborhood, less than 1,000 feet from elementary school.</i>   |  |  |
| <b>McClain Industries</b><br>(Galion - Census Tract 9750)<br>(37 acres)   | VOCs, PAHs,<br>metals, lead              | respiratory problems, anemia/bone marrow problems, nerve damage, liver/kidney damage, birth defects, miscarriage         |
| <i>Residential neighborhood, along banks of tributary to Olentangy River, less than 700 feet from a day care facility and two churches, adjacent to low income apartment complex, less than 1,000 feet from Olentangy River</i> |  |  |
| <b>Galion Iron Works</b><br>(Galion - Census Tract 9753)<br>(20 acres)  | VOCs, PAHs,<br>metals, lead              | respiratory problems, anemia/bone marrow problems, nerve damage, liver/kidney damage, birth defects, miscarriage         |
| <i>Low-income residential neighborhood, less than 500 feet from two child care facilities, less than 1,000 feet from a senior citizen's center</i>  |  |  |
| <b>Crestline Mfg.</b><br>(Crestline - Census Tract 9749)<br>(4 acres)   | VOCs, PAHs,<br>metals, lead,<br>asbestos | respiratory problems, anemia/bone marrow problems, nerve damage, liver/kidney damage, birth defects, miscarriage, cancer |
| <i>Residential neighborhood, along banks of a tributary to Paramour Creek, which flows to the Sandusky River, less than 800 feet from a church, and less than 1,500 feet from Southeast Elementary School</i>                   |  |  |
| <b>Burch Plow Works</b><br>(Crestline – Census Tract 9749)<br>(2 acres)   | VOCs, PAHs,<br>metals, lead              | respiratory problems, anemia/bone marrow problems, nerve damage, liver/kidney damage, birth defects, miscarriage         |
| <i>Residential neighborhood, less than 700 feet from church, and less than 1,000 feet from Southeast Elementary School</i>  |  |  |

Agency for Toxic Substances and Disease Registry (ATSDR). ToxFAQs.

These brownfields, located in close proximity to residences, schools, day care facilities, and/or parks, are negatively impacting sensitive populations by potentially exposing them to numerous contaminants via direct contact, particulate ingestion, airborne particulates inhalation, and vapor intrusion pathways. Asthma prevalence data for Crawford County is not available. The lung and bronchus cancer incidence rate (cases per 100,000 population per year) for the County (65.2) is somewhat lower than the rate for Ohio (75.0), but is higher than the U.S. (63.9) (*Ohio Cancer Incidence Surveillance System – 2008*). The incidence rate for Census Tract 9746 in Bucyrus exceeds 85 cases per 100,000 (*Ohio Cancer Incidence Surveillance System – 2008*).

In 2006 the Ohio Department of Health (ODH) found that 3.3% of Crawford County children whose blood lead levels were screened had elevated blood lead levels, which is higher than the 2.1% rate for Ohio. The EPA AirData County Emissions Report indicates large industrial plants in the County, area landfills, and vehicle traffic on U.S. Highway 30 have historically contributed millions of pounds of air pollutants. Now that many of these plants are no longer operating and are brownfields, emissions may be lower but residents living near these sources



have already been exposed to numerous airborne contaminants and are continuing to be exposed to residual contaminants via particulate inhalation and ingestion and the vapor intrusion pathway.

Compounding the effect of environmental pollutants are additional health concerns that are more prevalent in poor and minority communities (see Section 1.b). Based on the 2009 *National Health Interview Survey*, in the U.S., the percentage of obesity among lower income adults (30.7% for household income below \$35,000) is higher than that of higher income adults (26.6%), demonstrating health disparities (*Vital and Health Statistics, Series 10, Number 249, December 2010*). Health concerns for these sensitive populations are often intensified by poor nutrition and lack of access to adequate health care. In the County, 13.2% of the population does not have health insurance, and for households with an annual income of less than \$25,000, the percent uninsured increases to 20.2% (*2009-2011 American Community Survey 3-year Estimates*). The children of Crawford County are especially at risk, as 42.5% of Crawford County's children are enrolled in Medicaid and 6.2% are uninsured. The percentage of children enrolled in Medicaid is substantially higher than that for Ohio (33.9%) (*2009-2011 American Community Survey 3-year Estimates*).

The second health and welfare concern is migration of contaminants from brownfields to the County's surface waters, the Sandusky River, Olentangy River, and Paramour Creek. The County straddles the divide between the Lake Erie and Ohio River watersheds. Migration of contaminants through stormwater and/or groundwater from the County's urban areas, including three priority brownfields (Former Swan Rubber, McClain Industries, and Crestline Manufacturing) located within 1,000 feet of area waterways, presents a threat to water quality, sediments, and the health of aquatic life. Sensitive species in the watersheds require protection from contaminated run-off and groundwater. Elevated levels of PAHs have been found in sediment samples and elevated levels of mercury have been found in water, sediment, and fish tissue samples collected from the Sandusky River around Bucyrus (*Upper Sandusky River Watershed Total Maximum Daily Loads, Ohio EPA, August 10, 2004*). This contaminated water and sediment, which has impacted the aquatic life, also presents an exposure risk to residents who use the waterways for fishing and recreation.

**b. Financial Need:** The County's primary financial concern is the lack of quality employment opportunities, which is disproportionately impacting low income residents in Bucyrus, Galion, and Crestline. Crawford County's 2011 unemployment rate of 11.2% was ranked 15<sup>th</sup> among Ohio's counties and was higher than the Ohio rate of 7.0% and the U.S rate of 7.8% (*Bureau of Labor Statistics, Local Area Unemployment Statistics, Crawford County, 2011; Ohio Department of Job and Family Services, Ohio Labor Market Information, Ranking Report by County, Annual Average 2011*). Between 2000 and 2010, Crawford County lost over 3,800 private sector jobs (*Ohio Labor Market Information, Employment and Wages by Industry, Crawford County, 2000-2011*). With no colleges, universities, or junior colleges within the County, many residents have relied on manufacturing and distribution service jobs for their livelihood. Only 19.7% of Crawford County residents ages 25 and older have attained a post-secondary degree (*U.S. Census Bureau, 2009-2011 American Community Survey 3-Year Estimates*). The County has experienced a significant decline in those manufacturing and distribution service jobs with the losses of large firms such as Timken Co.'s distribution division, Baja Marine, and McClain Industries. Manufacturing jobs represented 29.8% of total jobs in the County in 2000, but by 2009, that percentage decreased to 18.1% (*Ohio Labor Market Information, Civilian Labor Force Estimates and Quarterly Census of Employment & Wages, Crawford County, 2000-2009 and 2000-2010*). Compounding the problem is the fact that once manufacturing jobs are lost, replacement jobs are often lower-paying service sector jobs. As shown in the following tables, Crawford County has a higher unemployment rate and poverty rate



than both Ohio and the U.S. and the communities of Crestline and Galion have higher poverty rates than Ohio and the U.S. Median household income in Bucyrus, Crestline, Galion, and Crawford County is lower than Ohio and the U.S. The neighborhoods in Bucyrus, Crestline, and Galion, where four of the priority brownfields are located, have the highest poverty rates and the lowest median household income in the County.

|                         | Bucyrus               | Crestline             | Galion                | Crawford County       | Ohio                    | National                 |
|-------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-------------------------|--------------------------|
| Population              | 12,362 <sup>1</sup>   | 4,630 <sup>1</sup>    | 10,512 <sup>1</sup>   | 43,784 <sup>1</sup>   | 11,224,969 <sup>1</sup> | 308,745,538 <sup>1</sup> |
| Unemployment            | NA                    | NA                    | NA                    | 7.7% <sup>2</sup>     | 7.0% <sup>2</sup>       | 7.8% <sup>2</sup>        |
| Poverty Rate            | 13.3% <sup>3</sup>    | 18.7% <sup>3</sup>    | 21.1% <sup>3</sup>    | 16.6% <sup>4</sup>    | 15.8% <sup>4</sup>      | 15.2% <sup>4</sup>       |
| Percent Minority        | 5.3% <sup>1</sup>     | 7.0% <sup>1</sup>     | 3.7% <sup>1</sup>     | 4.0% <sup>1</sup>     | 17.4% <sup>1</sup>      | 27.6% <sup>1</sup>       |
| Median Household Income | \$37,907 <sup>3</sup> | \$38,708 <sup>3</sup> | \$33,508 <sup>3</sup> | \$40,523 <sup>4</sup> | \$46,595 <sup>4</sup>   | \$51,484 <sup>4</sup>    |

<sup>1</sup>Data from 2010 U.S. Census and is available at [www.census.gov](http://www.census.gov)  
<sup>2</sup>Data from Bureau of Labor Statistics and is available at [www.bls.gov](http://www.bls.gov)  
<sup>3</sup>Data from 2006-2010 American Community Survey, 5-Year Estimates and is available at [factfinder2.census.gov](http://factfinder2.census.gov)  
<sup>4</sup>Data from 2009 - 2011 American Community Survey, 3-Year Estimates and is available at [factfinder2.census.gov](http://factfinder2.census.gov)  
NA – not available

|                         | Tract 9745            | Tract 9749            | Tract 9753            | Crawford County       |
|-------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Poverty Rate            | 17.9% <sup>1</sup>    | 18.8% <sup>1</sup>    | 28.0% <sup>1</sup>    | 13.0% <sup>1</sup>    |
| Unemployment            | 11.8% <sup>1</sup>    | 8.9% <sup>1</sup>     | 17.3% <sup>1</sup>    | 10.3% <sup>1</sup>    |
| Median Household Income | \$31,496 <sup>1</sup> | \$36,642 <sup>1</sup> | \$25,718 <sup>1</sup> | \$41,228 <sup>1</sup> |

<sup>1</sup>Data from 2006-2010 American Community Survey, 5-Year Estimates and is available at [factfinder2.census.gov](http://factfinder2.census.gov)

As many Crawford County families have lost income from higher paying manufacturing jobs, they have had to rely on public assistance. The percentage of the County's population receiving food stamps has more than doubled, increasing from 7.4% in 2003 to 18.2% in 2011 (*Ohio Department of Job and Family Services, Public Assistance Monthly Statistics, FY2003 & FY2011*). Over 68% of students in the Bucyrus school district receive free or reduced price lunches, and with over 67% and 61%, Crestline and Galion school districts, respectively, are not far behind (*Ohio Department of Education, MR81-Data for Free & Reduced Lunch Eligibility, October 2011*).

The second component of the County's financial need is the decrease in available revenue the County has to operate and provide redevelopment support. Ohio Local Government Fund (LGF) and dealer in intangibles tax distributions to Crawford County decreased 13.1% from 2008 to 2011 (Ohio Department of Taxation, State and Local Government Funds, CY2008 & CY2011). Historically, the County's revenue streams have not kept pace with inflation and have been even more negatively impacted by the downturn in the economy. While property tax revenue has held steady, sales tax revenue decreased 9.9% from 2005 to 2010 (Crawford County Comprehensive Annual Financial Reports, 2005-2010). In 2009, the County was advised by the Ohio Department of Taxation that a \$500,000 overpayment had been made to the County for sales tax payments. The repayment began in 2010 and resulted in a loss of revenue to the County of over \$300,000 (Crawford County Board of County Commissioners, State of the County Update, August 2010). The repayment in 2011, along with decreasing sales tax revenues, resulted in a 35% decrease in sales tax revenue from 2006 to 2011 (Crawford County Auditor). These



decreasing revenues have resulted in depletion of the County's General Fund each year from 2002 to 2011 to balance the budget (State of the County Update). The County's General Fund has decreased over 49% from 2005 to 2011 (Crawford County Comprehensive Annual Financial Reports, 2005-2010 & County Auditor). Not only has the County struggled with decreasing revenues, but the Bucyrus, Galion, and Crestline have as well. Galion was placed in fiscal emergency in 2004, when it was discovered that the city's former finance chief had embezzled \$87,000 and that Galion had incurred \$11 million in debt due to the mismanagement of the city's finances (The New York Times, Ohio Town Struggles with Legacy of Duly Appointed Thief, August 9, 2005). Because operational budgets (fire, police, waste management, etc.) must be met, the County and its communities have been forced to direct funding away from redevelopment budgets. The Assessment Grant will help Crawford County assess brownfields and jump-start redevelopment on sites that conventional developers might ignore. This in turn will promote the reuse of abandoned brownfields, create well-paying jobs, and increase County revenue, key components of the goals of the County's Comprehensive Plan.

## **2. Project Description and Feasibility of Success**

**a. Project Description:** The County will use the Community-wide Assessment Grant to incentivize brownfields redevelopment in struggling neighborhoods in Bucyrus, Galion, and Crestline. These areas have been prioritized because of numerous brownfields bordering residential neighborhoods and sensitive populations, and impacting the County's waterways, especially the Sandusky and Olentangy rivers. The brownfields program approach is directed by the goals of the County's community-driven Comprehensive Plan. The goals of this plan reflect concerns identified by the nearly 600 community members who participated in developing the plan: create a prosperous county economy; enhance the county's educational system and post-secondary opportunities; create vibrant communities in which people of all ages want to live, work, and socialize; and support the county's ability to be safe and drug-free. The Assessment Grant will kick start the brownfields program by providing funds to, first, assess the priority brownfields and other community-identified sites to evaluate threats to sensitive populations and ecosystems and support redevelopment, and, second, provide support for area businesses or developers who plan to purchase and redevelop smaller sites located throughout the County (typical due diligence). The County has created an initial approach to brownfields redevelopment. This approach may be revised as the project progresses if intended outputs/outcomes (Section 2.b.ii) are not being achieved and/or community concerns arise.

Because there are so many brownfields in Crawford County, the County simply cannot address them all at once. The County has selected six sites in disadvantaged areas of Bucyrus, Crestline, and Galion, which when redeveloped will provide high-tech business growth opportunities in low income neighborhoods. Furthermore, by redeveloping these priority sites, the County will improve the vitality of existing neighborhoods and create jobs for county residents. While some of the priority sites are vacant, most have industrial buildings that have some occupants, but are severely underutilized. For example, approximately 280,000 square feet of manufacturing space is located on the McClain Industries site, but only 50% of this space is currently being used. The County's vision for this site is to have it assessed and cleaned up so it can be marketed to new or expanding firms, increasing the facility's occupancy rate to 100% and creating jobs.

The County will use the grant funds to assess the priority sites. Assessment data will be used to determine the extent of brownfields contamination; evaluate exposure pathways and develop mitigation/remediation strategies that are protective of human health and the environment; and support redevelopment planning and marketing of brownfields. As the grant project progresses,



the County will integrate high-risk and developable sites identified by the community members and community organizations (Sections 2.b.ii, 3.a, and 3.c) into the project and utilize grant funds to assess these sites. The County will assess a minimum of six sites using the Assessment Grant funds. Other sites will be assessed as business/developer interest occurs during the grant project. These assessments will support smaller commercial/industrial redevelopments in areas with existing infrastructure, creating local jobs and amenities without infringing on greenspace.

Crawford County, Crawford County Economic Development Partnership, Inc. (CCEDP), and a qualified environmental consultant (the project team) will lead the brownfields program (Section 2.c.i). The Crawford Regional Planning Commission (CRPC) will act as lead organization on the project, and the CCEDP will act as an advisory committee and provide guidance on how to best utilize grant funds and leverage additional funding sources to promote viable revitalization. CRPC will be responsible for the day-to-day grant operations including: updating and maintaining the brownfields inventory; distributing information about the project to the community; selecting sites for assessment; and tracking project progress. CRPC will be responsible for procuring all contractual services, submittal of required reports to the EPA, and managing the brownfields information.

After being awarded the Assessment Grant, the County will prepare a Work Plan with community support (Section 3.a) and secure approval from the EPA, marking the official start of the project. The project team will focus on expanding the inventory of brownfields in the County. Because of legal issues associated with publicly listing privately-owned properties, the inventory task will focus on identifying developable sites, securing permission to add these sites to the inventory, and then creating a list that includes these approved developable sites and publicly listed contaminated sites.

The County, CCEDP, environmental consultant, and community organizations (Sections 2.b.ii, 3.a, and 3.c) will be involved in the inventory task, which will continue throughout the grant project period. Once a site is deemed eligible by the EPA, the community will be notified and the site will be assessed through performance of a Phase I Environmental Site Assessment (ESA) and/or a Phase II ESA. Site Assessment procedures will be instituted to ensure that the community is protected from contaminants during assessment work (Section 4.a). Upon receipt of assessment results, the environmental consultant will work with the County, potential developer, and partners to devise liability management, cleanup, and site use strategies that support redevelopment efforts and improve the health of residents and the environment. After completion of initial assessment activities, additional safe use or remedial investigations may be needed to further define the extent of contamination and design environmental response actions for cleanup and safe future use of the site. Contaminated sites may be entered into the Ohio EPA Voluntary Action Program (VAP). The results of assessments will be disseminated to the community through public meetings and notification of community organizations (Section 3.a - 3.c). If health threats are identified, the Ohio EPA and Crawford County General Health District (CCGHD) will be notified (Section 3.b). If needed, the County will seek additional funding from local and state sources and/or the EPA (Section 2.b.iii) for assessment activities and subsequent environmental response activities.

#### **b. Budget for EPA Funding, Tracking and Measuring Progress, and Leveraging Other Resources**

##### ***(i) Budget:***





| <b>Budget Categories</b>  | <b>Hazardous Substances Assessment Grant Project Tasks</b> |                                     |                                 |                                  |                                   |                     |
|---------------------------|--|-------------------------------------|---------------------------------|----------------------------------|-----------------------------------|---------------------|
| (programmatic costs only) | <i>Task 1</i><br>Programmatic Costs                        | <i>Task 2</i><br>Community Outreach | <i>Task 3</i><br>Site Inventory | <i>Task 4</i><br>Site Assessment | <i>Task 5</i><br>Cleanup Planning | <b>Total Budget</b> |
| Personnel                 |  |                                     |                                 |                                  |                                   |                     |
| Fringe Benefits           |  |                                     |                                 |                                  |                                   |                     |
| Travel                    | \$3,600  |                                     | \$400                           |                                  |                                   | <b>\$4,000</b>      |
| Equipment                 |  |                                     |                                 |                                  |                                   |                     |
| Supplies                  |  | \$1,000                             |                                 |                                  |                                   | <b>\$1,000</b>      |
| Contractual               |  | \$4,500                             | \$2,100                         | \$180,000                        | \$8,400                           | <b>\$195,000</b>    |
| Other                     |  |                                     |                                 |                                  |                                   |                     |
| <b>Total Budget</b>       | <b>\$3,600</b>   | <b>\$5,500</b>                      | <b>\$2,500</b>                  | <b>\$180,000</b>                 | <b>\$8,400</b>                    | <b>\$200,000</b>    |

**Task 1 Programmatic Costs:** Programmatic costs include one person's attendance at two EPA Brownfields Conferences and one other brownfields training program (\$1,200 per trip). The County will provide in-kind staff resources equivalent to the remaining programmatic costs (approximately \$8,000 to \$10,000). Outputs include continuing staff training and improved brownfields knowledge.

**Task 2 Community Outreach:** Community outreach costs of \$5,500 are included. This includes contractual costs of \$4,500 for coordinating/conducting community involvement and outreach meetings, and County costs of \$1,000 for preparing, printing, and mailing project information and marketing documents. The County and the retained consultant will also provide in-kind staff labor (estimated value \$5,000 to \$6,000), to conduct outreach meetings, draft press releases, update the County website, Facebook page, and LinkedIn page, and other activities to complete community outreach programs. Outputs include at least three public meetings and development of marketing documents that can be used to promote area brownfields and grant availability.

**Task 3 Site Inventory and Selection:** Site inventory and selection costs of \$2,500 are included. These costs include travel costs of \$400 for identifying sites and showing sites to interested parties. The County will provide in-kind staff resources (estimated value of \$2,000 to \$3,000) for collecting, evaluating, and developing and implementing a site prioritization scheme as needed. The environmental consultant will assist in compiling the inventory at cost of \$2,100. Outputs include an updated brownfields inventory and brownfields marketing.

**Task 4 Site Assessment:** Site assessment costs of \$180,000 are included. Site assessments will include those needed to support an Ohio Voluntary Action Program (VAP) No Further Action Letter submittal as well as less extensive assessments for smaller retail and commercial properties that should not have a high potential for widespread soil and groundwater impact. These estimated costs are based on conducting four Phase I ESAs at an average cost of \$5,000 each and two Ohio VAP Phase I Property Assessments costing an average of \$9,000 each. In addition, the cost estimate includes conducting three Phase II ESAs at an average cost of \$20,000 each and one Ohio VAP Phase II Property Assessment at an estimated cost of \$82,000. These are averaged costs used for budgeting and the actual costs may vary. Outputs include 10 completed Phase I and Phase II ESAs.

**Task 5 Cleanup Planning:** The County will conduct cleanup/redevelopment planning as required by the Ohio VAP program for brownfields where redevelopment is imminent and such activities will facilitate the redevelopment. This may include preparation of Remediation Work Plans (RWPs), assessment of brownfields cleanup/redevelopment alternatives, and evaluation of



institutional and engineering controls. Contractual costs for this task are estimated at \$8,400. Outputs include completed RWPs.

**(ii) Tracking and Measuring:** By completing this project, the County hopes to identify the brownfields that are exposing residents and the environment to contaminants, limit exposures associated with these brownfields, and bring these abandoned/underused sites back into productive use, giving residents a chance to find jobs comparable to the ones they lost. In order to evaluate its progress, the County will measure and track/document the listed outputs and outcomes. Once a site has been determined to be eligible, it will be entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES). The ACRES profiles will be updated following completion of Phase I and II ESAs, remediation, and/or redevelopment activities.

| Outputs  | Outcomes  |
|--|---|
| <ul style="list-style-type: none"> <li>• Number of community meetings held</li> <li>• Number of RWPs completed</li> <li>• Number of brownfields identified</li> <li>• Number of Phase I and II ESAs completed</li> <li>• Number of sites where cleanup planning was conducted</li> </ul> | <ul style="list-style-type: none"> <li>• Acres of land assessed</li> <li>• Jobs created/retained and tax revenue generated</li> <li>• Acres of property remediated</li> <li>• Other leveraged funding</li> <li>• Acres of property redeveloped</li> <li>• Redevelopment investment value</li> <li>• Acres of parks and greenspace preserved and/or created</li> </ul> |

The County will evaluate the project progress semi-annually to determine if the funds are being expended as anticipated and if the completed assessments are catalyzing remediation and/or redevelopment investment and creating jobs. The County will adjust its approach to selecting sites for funds if it appears that the project is not generating the expected outcomes.

**(iii) Leveraging:** Assessment Grants can be vital for catalyzing brownfields redevelopment projects because they cover the costs of site assessment needed to support liability management, project design, and remediation planning. This alone is rarely sufficient to ensure a successful redevelopment. The table on the following page identifies local resources that the County can readily access to support assessment and subsequent cleanup and redevelopment activities. Because the County is a small rural community, resources are limited.

| Source          | Resources Leveraged/Role of Resources  | Estimated Value  | Likelihood  |
|-----------------|--|--|---|
| County and CRPC | 1) Meeting rooms, educational materials, and staff needed for press releases, meetings/hearings, website updates, maintenance of Facebook /LinkedIn to support community outreach.<br><br>2) Staff to document site selection process and oversee grant financial transactions to support programmatic activities.<br><br>3) Site access support (clearing of brush and debris, building access, etc.) to support Phase I and II ESA activities. | <b>\$25,000</b> for outreach/site selection(500 hrs at \$50/hr)<br><br><b>\$10,000</b> for site access (equipment/staff costs of \$1,000 per day, total of ten days for grant project) | 100%<br>County will require the in-kind resources |



| Source                          | Resources Leveraged/Role of Resources  | Estimated Value  | Likelihood                              |
|---------------------------------|--|--|---|
| County<br>(managed<br>by CCEDP) | Workforce development assistance in the form of on-the-job training program that provides financial assistance to new and expanding businesses that will occupy the assessed and redeveloped brownfields.      | Dependent on #<br>of new hires*.   | 100%                                    |
| CCEDP                           | Will host a brownfields redevelopment workshop within the first year of the grant period to inform developers, new businesses, and community members on brownfields redevelopment opportunities and resources. | <b>\$1,000</b><br>Venue and<br>supplies for<br>brownfield<br>workshop<br>\$1,000 staff time<br>(20 hrs at<br>\$50/hour) for<br>preparation and<br>marketing. | 100%<br>(support<br>letter<br>attached) |

\*\$1,000 per applicant for training costs followed by up to \$1,500 per applicant for the retention period.

The following existing state and federal resources are also available by application and may be used following expenditure of grant funds:

- JobsOhio Program – Grants for assessment/cleanup/remediation activities.
- OEPA Brownfield Revolving Loan Fund (RLF) – loans for cleanup/remediation activities.
- OEPA Urban Redevelopment Loan Program – land and building acquisition, infrastructure improvements, brownfield site remediation activities, and building renovation/demolition.
- Ohio Development Services Agency (ODSA) Tax Increment Financing (TIF) – financing for public infrastructure improvements and private improvements.
- Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) Grants – additional Assessment Grants (up to \$1 million per grant), cleanup (\$200,000 per grantee-owned site), and RLF (up to \$1 million).

### c. Programmatic Capability and Past Performance

*(i) Programmatic Capability:* The County is ready to implement an Assessment Grant and will seek approval to begin community outreach activities prior to Cooperative Agreement (CA) approval. The project team will include representatives from Crawford Regional Planning Commission, Crawford County Economic Development Partnership (CCEDP), and an environmental consultant. The experience and qualifications of each of these key members of the project team are discussed in the following paragraphs.

The Crawford Regional Planning Commission (CRPC) will serve as the lead agency. Mr. Michael McBeth, AICP, the CRPC Director, will serve as the project director. Mr. McBeth has over nine years experience as a project manager working with planning and economic development projects in Crawford County including managing Community Development Block Grant programs for the County and the cities of Bucyrus and Galion. Mr. McBeth has also managed grants from the Federal Emergency Management Agency (FEMA) for Pre-Disaster Mitigation planning. The CCEDP will support Mr. McBeth and provide guidance on use of grant funds. The County will endeavor to maintain the grant management team in place during



the entire grant project. In the event of loss of the project director, Mr. Dave Williamson, Director of the CCEDP will become project director. Mr. Williamson has over 24 years experience working with planning and economic development projects. Mr. Williamson's experience includes administering grants for the City of Shelby and as regional representative for the Ohio Department of Development (now ODSA). Mr. Williamson will be involved and become intimately familiar with grant operations so he can immediately step in as interim or replacement project director in case of loss or re-assignment of the active project director. Mr. Williamson, County representatives, and the environmental consultant will have the primary responsibility for continued operations, selection, and training of a successor project manager, should it become necessary. The County Auditor's Office will provide financial tracking and grant documentation support to ensure that grant reporting requirements are met.

The County will retain a highly competent environmental consultant to assist in managing and tracking the activities funded by the Assessment Grants and to conduct the environmental assessments. The environmental consultant will be retained using a Qualifications-Based Selection Process that complies with the applicable federal procurement regulations (40 CFR §31.36). The selected consultant will be experienced in all aspects of EPA Assessment Grant management and will have demonstrated extensive experience with, and understanding of, the Ohio Voluntary Action Program (VAP), managed at least five EPA Assessment Grants projects, and successfully managed at least three successful brownfields redevelopment projects where multiple brownfields redevelopment financing incentives were leveraged.

The County will use its knowledge, past experiences and successes with federal and non-federal assistance agreements to effectively manage the Assessment Grant. The County's economic development team is qualified to undertake Assessment Grant management, including the completion and submittal of a Cooperative Agreement and Work Plan; enrollment in the Automated Standard Application for Payments system; and submittal of progress reports to the EPA Project Officer, specifying assessment tasks completed, financial tracking, and proposed grant activities.

**(ii) Adverse Audits:** The County received adverse findings from an OMB Circular A-133 audit dated December 31, 2010. The adverse findings were related to programs managed by the Crawford County Job and Family Services Department (CCJFSD). The audit found that CCJFSD incorrectly allocated costs and lacked proper program participant documentation. The CCJFSD revised its procedures and implemented training measures to correct the issues. The County has not received adverse audit findings from an audit conducted by a federal, state, tribal, or local government inspector or similar organization.

**(iii) Past Performance:** Crawford County has not been a previous recipient of an EPA Brownfields Assessment Grant. The County has extensive experience managing federal and non-federal assistance agreements, examples of which are listed below:

- Community Development Block Grant (CDBG): \$225,000 from the ODSA used to complete infrastructure improvements near Crestline.
- Industrial Site Improvement Award: \$750,000 from ODSA used to construct roadways and infrastructure for an industrial site in Bucyrus.
- CDBG Formula Program: \$87,000 from the Department of Housing and Urban Development (HUD) used for various projects, including operating senior citizen transportation program, sidewalk construction, and street resurfacing.

The County complied with funds disbursement requirements, financial tracking, grant reporting requirements, submission of technical documents, documentation of project progress, and auditing requirements for the listed grants. The County has the procedural knowledge to successfully disburse Assessment Grant funds and track Assessment Grant expenditures.

### **3. Community Engagement and Partnerships**

**a. Community Involvement:** As major partners in the development of the County's Comprehensive Plan, both the Crawford Regional Planning Commission (CRPC) and the Crawford County Economic Development Partnership (CCEDP) understand the importance of involving the community in planning. During formation of the Comprehensive Plan, feedback from citizens and community leaders guided the development of the plan's goals. Following notice of an Assessment Grant award, the County will announce the award and the availability of the draft Work Plan to the community through a press release to the local newspapers (Bucyrus Telegraph Forum and Galion Inquirer) and by posting a notice on the County's and CCEDP's websites. The County will place advertisements on the local area radio stations (WQEL 92.7 FM, WYKL 98.7 FM, WFXN 102.3 FM, and WBCO 1540 AM) to reach the less literate members of the community and those without internet service, and send written or electronic notices to local business leaders (bankers, real estate brokers, developers). The County will establish a Facebook page and LinkedIn group for the grant, which will allow the community to interact with the County during the entire project. The County will include instructions on how to reach these internet forums in the initial press release. Approximately 1.3% of the County's population is Hispanic, (*U.S. Census, 2010*); therefore, the County will also make written materials available in Spanish. Victory In Truth Ministries, one of the County's project partners, will provide bilingual language support and assist with informing the local Hispanic community through their Spanish language ministry. Hard copies of the draft Work Plan will be made available at the Crawford County Courthouse, and the Bucyrus, Galion, and Crestline public libraries to ensure access for those without appropriate information technology availability, knowledge, or experience. The public will be able to provide comments verbally to Crawford Regional Planning Commission staff, electronically on Facebook/LinkedIn, and in writing via email or letters to the planning commission. The comments will be discussed during a public meeting hosted by the Crawford Regional Planning Commission. The draft Work Plan will be modified in response to relevant comments.

Following Work Plan approval, the County will schedule a public kick-off meeting to acquaint the community with the project and its goals. The County will ask the public to identify sites they consider to be brownfields and sites that they feel are impacting health and welfare. These sites will be added to the inventory of developable sites. Sites will be selected for assessment based on community concern, developer/business interest, and the County's plan to evaluate priority sites. As sites are selected for assessment, the County will present the reasoning for the selection at a public meeting and solicit public feedback. Meeting presentation materials and minutes will be posted on Facebook, LinkedIn, and the County's website. Meetings will be held at County offices, schools, libraries, and the Bucyrus Area Community Foundation offices. Project updates will be provided at monthly public Crawford Regional Planning Commission meetings. County project team representatives will also attend city meetings and/or community organization meetings to discuss the project and/or specific site assessments.

After an assessment is completed, the primary information flow will be outward to the community, notifying local stakeholders about assessment activities, providing results of the assessments, and explaining health and environmental impacts. Assessment results will be posted on the County's website, Facebook, and LinkedIn. If health threats are identified, The



County will send written notices to impacted citizens and contact the Crawford County General Health District (Section 3.b). When cleanup and/or redevelopment planning is initiated, more intensive involvement activities, including explanations of plans and rationales and solicitation of comments and feedback on those plans, will be implemented. At the close of the project, the County will hold a final public meeting to notify the community of the outcomes of the project. The presentation materials and minutes will be archived and placed on the County's website, Facebook, and LinkedIn.

**b. Agency Partnerships:** The County has partnerships with local and state environmental & health agencies to ensure that the project is successful. The Crawford County General Health District (CCGHD) has been active in education/notification, testing, and monitoring related to septic system concerns, lead poisoning, and groundwater protection. The expertise and experience of CCGHD will be called upon to help identify/verify off-site health threats posed by identified contamination; identify related toxicological issues and perform risk evaluations; design and conduct notification/education programs; and coordinate health testing if migration of contamination from a brownfields site is confirmed.

The County will establish a strong partnership with Ohio Environmental Protection Agency (OEPA) to ensure future assessment, cleanup, and redevelopment activities at brownfields complies with the rules and guidance promulgated by the OEPA Voluntary Action Program (VAP), as applicable. The County will work closely with the OEPA and Ohio Development Services Agency (ODSA) to help ensure appropriate assessment and cleanup activities occur at brownfields. If contamination discovered through assessment of brownfields has the potential to negatively impact the health of local populations, especially as related to off-site exposures, OEPA and CCGHD will be notified and brought in as project partners.

There are no EPA Environmental Workforce Development and Job Training programs currently operating the County. The County offers two programs to assist local businesses with training new workers and retraining existing workers. Job opportunities in brownfields assessment, cleanup, or redevelopment related to the brownfields program will be posted on the County Department of Job and Family Services website.

**c. Community-based Organizations:** The County has identified the following organizations who will be project partners. The organizations' letters of support are included in Attachment C.

Bucyrus Area Community Foundation (BACF) is a public charitable foundation established to improve the quality of life for the citizens of Bucyrus and the surrounding Crawford County area. The BACF will provide meeting space for community meetings regarding the the brownfields program and will help communicate and coordinate with other non-profits in the county about the brownfields program.

Galion Area Chamber of Commerce (Chamber) works to promote economic growth and prosperity in Galion and throughout the area. The Chamber will assist the County by informing business and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses.

Sandusky River Watershed Coalition (SRWC) provides leadership for the conservation and enhancement of the Sandusky River watershed and its natural resources through community-based planning, education, and action. The SRWC will assist in prioritizing brownfields that may be contaminating the watershed and promoting the efforts of the program in its meetings and newsletters.

Victory In Truth Ministries is a growing multicultural church with 600 members located in Bucyrus. Victory In Truth Ministries will disseminate brownfields program information, provide bilingual language support, and assist with outreach to the local Hispanic community.

**4. Project Benefits:** The County's Comprehensive Plan identifies community growth that creates a healthy, vibrant community and prosperous economy while preserving natural resources as a key objective for the future. With an Assessment Grant, the County will be able to incentivize the redevelopment of brownfields and provide substantial health and welfare, economic, and environmental benefits to its residents. Crawford County needs a healthy economy to provide jobs, raise the standard of living for its lower income residents, protect the public health and welfare, and protect and enhance the environment.

A major component of the County's economic development strategy is to incentivize redevelopment of brownfields. The County will use the Assessment Grant funds to begin inventorying and assessing brownfields with a focus on 1) previously identified priority brownfields in or near residential neighborhoods in Bucyrus, Crestline, and Galion; 2) sites near the County's natural resources, especially the Sandusky River, the Olentangy River, and their many tributaries; and, 3) other industrial/commercial brownfields throughout the County. Availability of Assessment Grant funds will attract businesses, delineate and ultimately control the extent of contamination at brownfields, and support their redevelopment and reuse. Assessment Grant funds will attract businesses by reducing environmental due diligence costs; facilitating access to other brownfields redevelopment support, such as the Clean Ohio Fund; and providing needed data for redevelopment planning and safe reuse. Stimulated redevelopment will protect the health and welfare of residents and the environment by reducing and controlling site contamination and off-site migration. Redevelopment of brownfields will help invigorate Crawford County's economy by attracting companies to the area and allowing existing companies to expand, increasing job opportunities, improving property values, and increasing the tax base. Redevelopment of brownfields will allow the County to sustainably reuse existing infrastructure and promote conservation of natural resources, especially along the rivers.

The outcomes of redeveloping these brownfields correspond with the Livability Principles<sup>1</sup> of supporting existing communities, valuing communities and neighborhoods, and increasing economic competitiveness. Redeveloping the County's brownfields will: 1) support the existing communities by discouraging sprawl, which will help to preserve the natural resources and rural character of the County; 2) value communities and neighborhoods by removing contamination and limiting residents' exposures to contaminants, which will improve the health and welfare of Crawford County's communities and neighborhoods; and 3) increase the County's economic competitiveness by creating jobs and increasing the tax base.

**a. Welfare and/or Public Health:** Redevelopment of brownfields will improve residents' health and welfare by removing sources of contamination and limiting inhalation, ingestion, and dermal exposures, which corresponds with goal of the County's Comprehensive Plan of creating a vibrant community. The specific health and welfare benefits associated with use of grant funds to stimulate redevelopment of the priority sites are summarized in the following table. Similar benefits, in whole or part, can be expected from redevelopment of smaller brownfields.

Redevelopment of these brownfields epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods in a way that directly benefits the residents. Because this work will be completed on existing industrial sites, residents will reap

<sup>1</sup> Principles adopted by the partnership between the EPA, United States Department of Transportation, and United States Department of Housing and Urban Development to promote smart growth.

the benefits without being displaced from their homes or neighborhoods. These redevelopment outcomes coincide with the guiding Livability Principles of increasing economic competitiveness, leveraging federal investment, and valuing and supporting the community and its neighborhoods. The redevelopment of priority brownfields will also limit uncontrolled nonpoint pollution sources and illicit discharges and improve water and sediment quality in Paramour Creek, the Sandusky River, and the Olentangy River. This will reduce contaminants in these waterways, improving aquatic life and allowing for greater fishing and recreational opportunities.

| Priority Site                | Health and Safety Concerns  |
|------------------------------|---|
| <b>Former Swan Rubber</b>    | Hazardous building materials (i.e., asbestos and lead-based paint) will be identified and abated, and some of the buildings may be demolished. The extent of soil and groundwater that have been impacted by volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons (PAHs) will be determined. Removal/capping of contaminated soil will eliminate airborne vapor and particulate inhalation/ingestion threats; control of contaminated groundwater will reduce threats to the nearby Sandusky River. |
| <b>Ohio Locomotive Crane</b> | The extent of soil and groundwater that have been impacted by VOCs, PAHs, metals, and lead will be determined. Soil remediation/engineering controls will eliminate lead exposure threats to children's health.   |
| <b>McClain Industries</b>    | The extent of soil and groundwater that have been impacted by VOCs, PAHs, metals, and lead will be determined. Removal/capping of contaminated soil will eliminate airborne vapor and particulate inhalation/ingestion threats; control of contaminated groundwater will reduce threats to the nearby Olentangy River.  |
| <b>Galion Iron Works</b>     | The extent of soil and groundwater that have been impacted by VOCs, PAHs, metals, and lead will be determined. Soil remediation/engineering controls will eliminate airborne vapor and particulate inhalation/ingestion threats.  |
| <b>Crestline Mfg.</b>        | Hazardous building materials (i.e., asbestos and lead-based paint) will be identified and abated, and some of the buildings may be demolished. The extent of soil and groundwater that have been impacted by VOCs, PAHs, metals, and lead will be determined. Removal/capping of contaminated soil will eliminate airborne vapor and particulate inhalation/ingestion threats; control of contaminated groundwater will reduce threats to the nearby Paramour Creek.  |
| <b>Burch Plow Works</b>      | The extent of soil and groundwater that have been impacted by VOCs, PAHs, metals, and lead will be determined. Soil remediation/engineering controls will eliminate airborne vapor and particulate inhalation/ingestion threats.  |

Assessment Grant operating procedures will ensure that the community is protected from contaminants during assessment work. A Health and Safety Plan (HASP) will be completed for each site where intrusive sampling will occur, and access to the site will be controlled with fencing and signage during assessment operations. As specified in the HASP, when subsurface samples are collected or hazardous building materials are disturbed, the release of particulates and vapors will be monitored and controlled. Decontamination and purge water generated during groundwater sampling activities will be containerized on-site and appropriately disposed. The assessment data generated will be used to help the County and/or a developer determine how to protect the both the community and construction/site workers during redevelopment activities.





**b. Economic Benefits and/or Greenspace:** Brownfields redevelopment will create jobs, increase tax revenues, and preserve existing greenspace, all of which will help the County meet its Comprehensive Plan's goals of creating both a prosperous economy and vibrant community while preserving the natural resources and rural character of the County.

*(i) Economic Benefits:* The biggest economic benefits of brownfields redevelopment will be increased jobs, economic activity, and tax revenues. Redevelopment of manufacturing sites for continued industrial operations is a high priority. The County's goal is to replace as many of the previously lost, higher wage jobs as possible for County residents. This will be accomplished by attracting new industries and manufacturers to defunct and severely underutilized sites. Assessment Grant funds will help new and expanding businesses offset the higher costs of environmental due diligence, site cleanup and redevelopment planning, and exposure controls to add incentive to converting the County's existing brownfields into new homes for their firms.

*(ii) Greenspace:* To preserve remaining greenspace, future development must be directed to previously developed sites. Reuse of previously developed brownfields instead of greenspace also will help reduce sprawl, and protect the natural environment and preserve the rural character of the County. This supports the County's Comprehensive Plan goal of creating a vibrant community. The County understands that valuing communities and neighborhood means not only preserving greenspace, but also increasing residents' use and enjoyment of greenspace. When grant funds are used to conduct assessment activities to support redevelopment, where feasible, the County will require greenspace elements in the brownfield redevelopment plans and provide for the long-term maintenance and management of greenspace by future property owners through written agreements. The County will also ensure, through the site plan review process, that brownfields redevelopment plans enhance greenspace connectivity and do not interfere with existing or proposed greenspaces, trails, or recreation areas. Brownfield redevelopment projects along the County's rivers will be encouraged/required to the extent possible to maintain greenspaces, walkways, and/or other public access along the river banks. Promoting greenspace preservation and expansion will provide additional infiltration and filtering for stormwater runoff. This is especially important to protect the County's waterways.

**c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse:** Sustainable development principles including strategic land use planning, where land use is matched to available infrastructure, and preserving rural and natural resources are woven into the Comprehensive Plan. Because most brownfields in the County are abandoned or underutilized manufacturing buildings located in urban areas of Bucyrus, Crestline, and Galion that are served by existing infrastructure, the reuse of these sites epitomizes sustainable redevelopment. By incentivizing brownfields redevelopment, the County will direct development into areas with existing infrastructure, limiting expenditures on utility extensions, reducing the use of construction materials and reducing air emissions (greenhouse gases, particulate matter) from construction. Crawford County will encourage/require the use of green site investigation (e.g., in-situ data loggers, direct-push drilling) and remediation techniques (e.g., idling reduction plans for equipment, diesel vehicle retrofit technologies) during brownfields cleanup and redevelopment. The County will also encourage incorporating innovative stormwater management techniques (rain gardens, bioswales, etc.), and other sustainable design approaches, such as demolition and construction materials recycling, and use of low-volatility materials into brownfields redevelopments. When existing buildings must be removed, the County will encourage deconstruction, rather than traditional demolition. These sustainable development approaches will help the County reuse existing resources, reduce fossil fuel use and emissions, and minimize its energy use and waste generation during brownfields redevelopment.



## **ATTACHMENT A**

Threshold Criteria  
and  
Letter from State Authority



## **THRESHOLD CRITERIA FOR ASSESSMENT GRANTS**

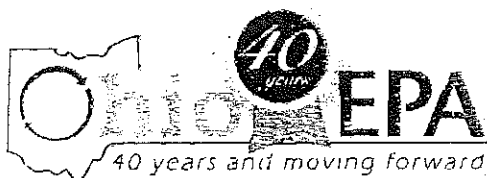
### Applicant Eligibility

Crawford County is a general purpose unit of local government in the State of Ohio.

Letter from State Environmental Authority –A letter from the Ohio Environmental Protection Agency (OEPA) is attached.

### Site Eligibility and Property Ownership Eligibility

The applicant is requesting a community-wide assessment grant; therefore, site eligibility and property ownership eligibility criteria do not apply.



John R. Kasich, Governor  
Mary Taylor, Lt. Governor  
Scott J. Nally, Director

November 1, 2012

U.S. Environmental Protection Agency, Region 5  
Brownfields and Early Action Section  
ATTN: Deborah Orr  
77 West Jackson Blvd. (SE-4J)  
Chicago, Illinois 60604-3507

**RE: Crawford County Community-Wide Assessment Grant Proposal**

Dear Ms. Orr:

I am pleased to offer Ohio EPA's support for Crawford County's Community-Wide Assessment Grant proposal. We have worked with Crawford County in the past and hope to be able to provide support to Crawford County under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfields Revitalization Act (P.L. 107-118).

The funding Crawford County is requesting under their community-wide assessment grant proposal will allow them to build upon their existing economic development programs, helping incentivize redevelopment of vacant brownfield sites near the County's residential communities. The ability to facilitate redevelopment projects efficiently and market these capabilities to developers will give the County an edge on the competition for limited development dollars.

We look forward to working with Crawford County and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at (614) 644-2924.

Sincerely,

Amy Yersavich, Manager  
Ohio Environmental Protection Agency  
Site Assistance and Brownfield Revitalization

cc: Archie Lunsey, Ohio EPA, DERR/NWDO

## ATTACHMENT B

### Leveraged Resource Documentation





November 20, 2012

Crawford Regional Planning Commission

112 East Mansfield Street, Suite 207

Bucyrus, OH 44820

Dear Crawford RPC:

This letter is to express our organization's support for the Crawford County Education and Economic Development Partnership. Our organization will provide in kind assistance to market and host a Brownfield Redevelopment workshop for property owners. The workshop will help make property owners aware of the solutions that are available to them. We estimate that this will cost \$1,000 for supplies and materials. We also estimate that we will contribute \$50 per hour in staff time. This event will take approximately 20 hours in staff time when considering preparation, marketing, and the event itself.

Sincerely,

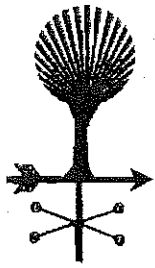
Michael McBeth, Assistant Director

Crawford County Economic Development Partnership

## **ATTACHMENT C**

### **Letters of Support from Community-Based Organizations**





# Bucyrus Area Community Foundation

## *Direction for the Future*

November 1, 2012

Mr. Michael McBeth  
Crawford Regional Planning Commission  
112 East Mansfield Street, Suite 207  
Bucyrus, Ohio 44820

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Michael:

As Executive Director of the Bucyrus Area Community Foundation, I am pleased to provide this letter in support of Crawford County's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. This project will address important issues of economic development, health, and environment in Crawford County.

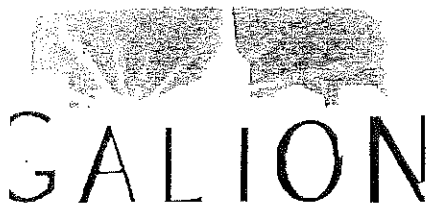
The Bucyrus Area Community Foundation is a permanent, tax-exempt, public charitable foundation established to improve the quality of life for the citizens of Bucyrus and the surrounding Crawford County area. We work diligently to fulfill our mission of improving life in the Crawford County community by awarding grants to charitable organizations, schools, and municipalities, providing community leadership, and sponsoring special projects where we work with community groups and organizations to help dreams become a reality. Grants that we award provide help in areas of education, health and human services, economic development, environmental improvements, and other valuable community programs.

We are committed to working with Crawford County throughout the Assessment Grant project. In particular, we will provide meeting space for periodic community meetings to share Assessment Grant progress reports with and receive input from local residents. We will also help communicate and coordinate with other non-profits in the county about the ongoing Brownfield Assessments.

Sincerely,

Janet Pry  
Executive Director





AREA CHAMBER OF COMMERCE

26 Harding Way East • Galion, OH 44833

November 1, 2012

Mr. Michael McBeth  
Crawford Regional Planning Commission  
112 East Mansfield Street, Suite 207  
Bucyrus, Ohio 44820

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Michael:

The Galion Area Chamber of Commerce is pleased to support Crawford County's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the County in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Galion Area Chamber of Commerce is a non-profit Business Association with over 300 members. For more than 26 years, we have promoted economic growth and prosperity in Galion and throughout the area, as well as served as an advocate for businesses. Our members, Board of Directors, and strong relationships with our local, State, and Federal leadership provide our team the power and credibility to make calls and connect people. We work hard to keep our membership informed so that they can make the best decisions for their businesses and families.

We will assist Crawford County with the Assessment Grant project by informing businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses. We support Crawford County's efforts and look forward to our continued partnership to redevelop brownfields and create job opportunities for our business community and residents.

Sincerely,

Joe Kleinknecht  
President/CEO

*Mission Statement*

To promote the success and growth of the Galion area business community.



## Sandusky River Watershed Coalition

*"Working together for healthier streams"*

November 30, 2012

Mr. Michael McBeth  
Crawford County Regional Planning Commission  
112 East Mansfield Street, Suite 207  
Bucyrus, OH 44820

Re: US EPA Community Wide Brownfields Assessment Grant Application

Dear Michael:

On behalf of the Sandusky River Watershed Coalition, I am pleased to provide this letter in support of Crawford County's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment Grant. We understand that Crawford County will use the grant funds to conduct environmental assessments that will eventually lead to the cleanup and redevelopment of contaminated brownfields in the County.

The Sandusky River Watershed Coalition provides leadership for the conservation and enhancement of the Sandusky River watershed and its natural resources through community-based planning, education and action. Along with grant programs the Coalition offers to reduce nonpoint source pollution, we fully support any of our partners to follow the same lead. This grant is just one example of community-based planning that can lead to improvements to which we are devoted.

We are committed to working with Crawford County throughout the Assessment Grant project. In particular, our group will assist in prioritizing brownfields that may be contaminating the waters of the Sandusky watershed in the Crawford County area. We will also support the County's brownfield program by promoting the efforts of the program in our newsletters and meetings.

Sincerely,

Cindy Brookes  
Watershed Specialist  
Sandusky River Watershed Coalition  
WSOS Community Action Commission, Inc.



November 2, 2012

Mr. Michael McBeth  
Crawford Regional Planning Commission  
112 East Mansfield Street, Suite 207  
Bucyrus, Ohio 44820

Re: U.S. EPA Community Wide Brownfields Assessment Grant  
Application

Dear Michael:

On behalf of the Victory In Truth Ministries, I have written this letter to express our support for Crawford County's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. Victory In Truth Ministries is a non-denominational, independent church located in Bucyrus, Ohio. Founded in 1997, we are a growing multicultural church with 600 members. We understand that by providing funds to inventory, characterize, and assess brownfield sites within the County, the grant will sustain progress toward a healthier community and natural environment, components of the goals of the County's community-driven initiative, Crawford 20/20 Vision.

We are committed to working with Crawford County to identify brownfield sites that impact the local community. We will reach out and further educate our community on the environmental issues associated with the brownfield sites by distributing and posting information about the grant project at our church. We will also provide bilingual language support and assist with informing the local Hispanic community about the grant project through our Spanish language ministry.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of Crawford County residents, making our community economically strong and environmentally safe.

Sincerely,

JC Church  
Senior Pastor

## **ATTACHMENT D**

### Special Considerations Checklist



### Appendix 3 Special Considerations Checklist

Please identify (with an **X**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. Describe how each consideration applies to your proposal and/or attach documentation.

- ☐ Community population is 10,000 or less
- ☐ Federally recognized Indian tribe
- ☐ United States territory
- ☐ Applicant assisting a Tribe or territory
- ☐ Targeted brownfield sites are impacted by mine-scarred land
- ☐ Targeted brownfield sites are contaminated with controlled substances
- ☐ Community is impacted by recent natural disaster(s) (2005 or later). To be considered, applicant must identify here the timeframe and type of natural disaster.
- ☐ Project is primarily focusing on Phase II assessments
- ☒ Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
- ☐ Community experiencing plant closures (or other significant economic disruptions) (2007 or later), including communities experiencing auto plant closures due to bankruptcy or economic disruptions. To be considered, applicant must identify here the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption.
- ☐ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.
- ☐ Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant
- ☐ Community is implementing green remediation plans.